



**Planning & Land Use Department**  
**Town of Barrington**  
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## **Barrington Zoning Board of Adjustment Notice of Decision**

Case Number 126-24-GR-21-ZBAVar

Location: River Road

Date: November 22, 2021

Re: [126-24-GR-21-ZBAVar \(Owner: Nicholas Mitropoulos\)](#) Request by applicant for a variance from Article 5 Section 5.1.4 Lot Line Adjustments involving Non-Conforming Lots to reduce the lot size and frontage of Map 126, Lot 24 on River Road (Map 126, Lot 24) in the General Residential Zoning District.

You are hereby notified that the request of Case#126-24-GR-21-ZBAVar for a Variance from the terms of the Barrington Zoning Ordinance has been **GRANTED** as requested above for the following reasons:

After a consideration of the petitioner's application, and after consideration of all evidence presented to the Board at the public hearing, held on Wednesday, November 17, 2021, it is the decision of the Board that the unique facts in the specific case# 126-24-GR-21-ZBAVar authorize a Variance from the terms of the Ordinance. It is the decision of the Board that owing to the special conditions of the case, that a literal enforcement of the Ordinance will result in unnecessary hardship and so by GRANTING a Variance in this specific case, the spirit of the ordinance is observed, and substantial justice will be done. The variance was granted on the plan set dated October 26, 2021, and stamped, October 26, 2021. For additional information, please reference the Zoning Board of Adjustment meeting minutes of November 17, 2021.

Case Number: 126-24-GR-21-ZBAVar

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Vice-Chair – Zoning Board of Adjustment

Date: November 22, 2021

333 Calef Highway (Route 125)

Map: 126-24-GR-21-ZBAVar

Barrington, NH 03825

A motion for rehearing may be made in the form of a letter to the Board. The motion must be made within 30 days; this 30-day time period shall be counted in calendar days beginning with the date following the date upon which the board voted to approve or disapprove the application in accordance with RSA 21:35. *Reference RSA 677:2*

Variations shall be valid if exercised within 2 years from the date of final approval, or as further extended by local ordinance or by the zoning board of adjustment for good cause, provided that no such variance shall expire within 6 months after the resolution of a planning application filed in reliance upon the variance. RSA 674:33 Ia.